



Atlantis Beach

TWO ROCKS



# EXECUTIVE SUMMARY

## Project Name

Atlantis Beach

## Project Location

5 Constellation Entrance, Two Rocks WA 6037

## Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

## Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

## The Project

Atlantis Beach, located in the coastal suburb of Two Rocks, Western Australia, offers a unique seaside living experience. This master-planned estate provides a variety of house and land packages, catering to diverse lifestyle needs.

- **Coastal Lifestyle:** Residents enjoy over 4 kilometres of pristine coastline, featuring secluded fishing spots, world-class surfing, snorkelling areas, and dog-friendly beaches.
- **Extensive Parklands:** The estate boasts more than 40 hectares of new parklands equipped with playgrounds, BBQ facilities, open spaces, and modern shelters, all within a short stroll from the beach.
- **Two Rocks Primary School:** Approximately 2 kilometres south, providing convenient access to primary education.
- **Atlantis Beach Baptist College:** Approximately 2.5 kilometres southeast, offering educational facilities for various age groups.
- **Two Rocks Shopping Centre:** Approximately 2 kilometres south, housing essential services such as supermarkets, a post office, chemist, gym, wellness clinic, and a newly opened medical centre.
- **Two Rocks Marina:** Approximately 2.5 kilometres southwest, currently undergoing a \$6 million upgrade, enhancing boating and recreational opportunities.
- **Perth CBD:** Approximately 60 kilometres south, accessible via the Mitchell Freeway, connecting residents to urban amenities.

Atlantis Beach presents an exceptional opportunity for individuals and families seeking an affordable coastal lifestyle without compromising on access to essential services and recreational activities. Its strategic location and well-planned community features make it an attractive choice for prospective homeowners.





# A thriving community that has it all.







- Mayflower Release
- Rockcod Release
- Previous Stage
- Future Development

## Current

- 1 Derrs surf break
- 2 Safe swimming beaches
- 3 Bus service
- 4 Marina & Yacht Club
- 5 Shopping Complex
- 6 Community Centre & Library
- 7 Boat ramp
- 8 Yacht Club

- 9 Skate park & oval
- 10 Dog beach
- 11 The Spot & more beaches
- 12 Two Rocks Primary School
- 13 Constellation Park
- 14 Atlantis Beach Baptist College
- 15 Medical Centre
- 16 Childcare Centre

## Future

- 17 Local shops
- 18 High School
- 19 Primary School
- 20 Dune Conservation Park
- 21 Two Rocks District Centre







# INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.